

PLANNING COMMISSION CALENDAR

Everett 2044 Comprehensive Plan Periodic Update Project

PLANNING COMMISSION MEETING

April 18, 2023



Everett 2044
Planning our future together



EVERETT
WASHINGTON



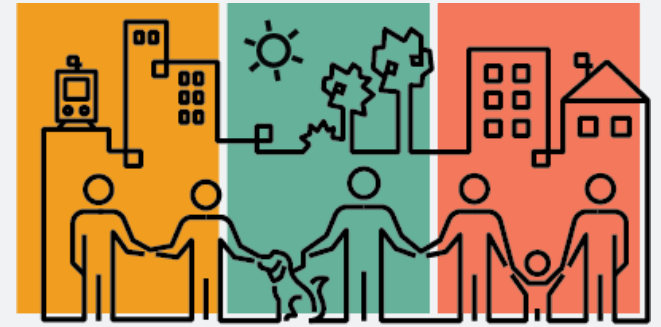
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Participants

- Public
- Agencies
- Tribes
- City Staff
- Planning Commission
- City Council



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Components - Background



- Existing conditions and inventories
- Forecasts and models
- Land capacity analysis
- Fiscal forecast
- Environmental impact statement



Components – The Plan



- Vision of Everett in 2044
- Descriptive text and graphics
- Goals, objectives, policies
- Future land use map and other maps
- Financial plan
- Actions



Elements

- Land Use
- Housing
- Capital Facilities
- Utilities
- Transportation
- Climate Change & Sustainability
- Economic Development
- Parks and Recreation
- Marine Port
- Urban Design & Historic Resources



Implementation

- Development regulations
- Capital improvement programs
- Transportation improvement program
- Other city actions



Draft Growth Alternatives

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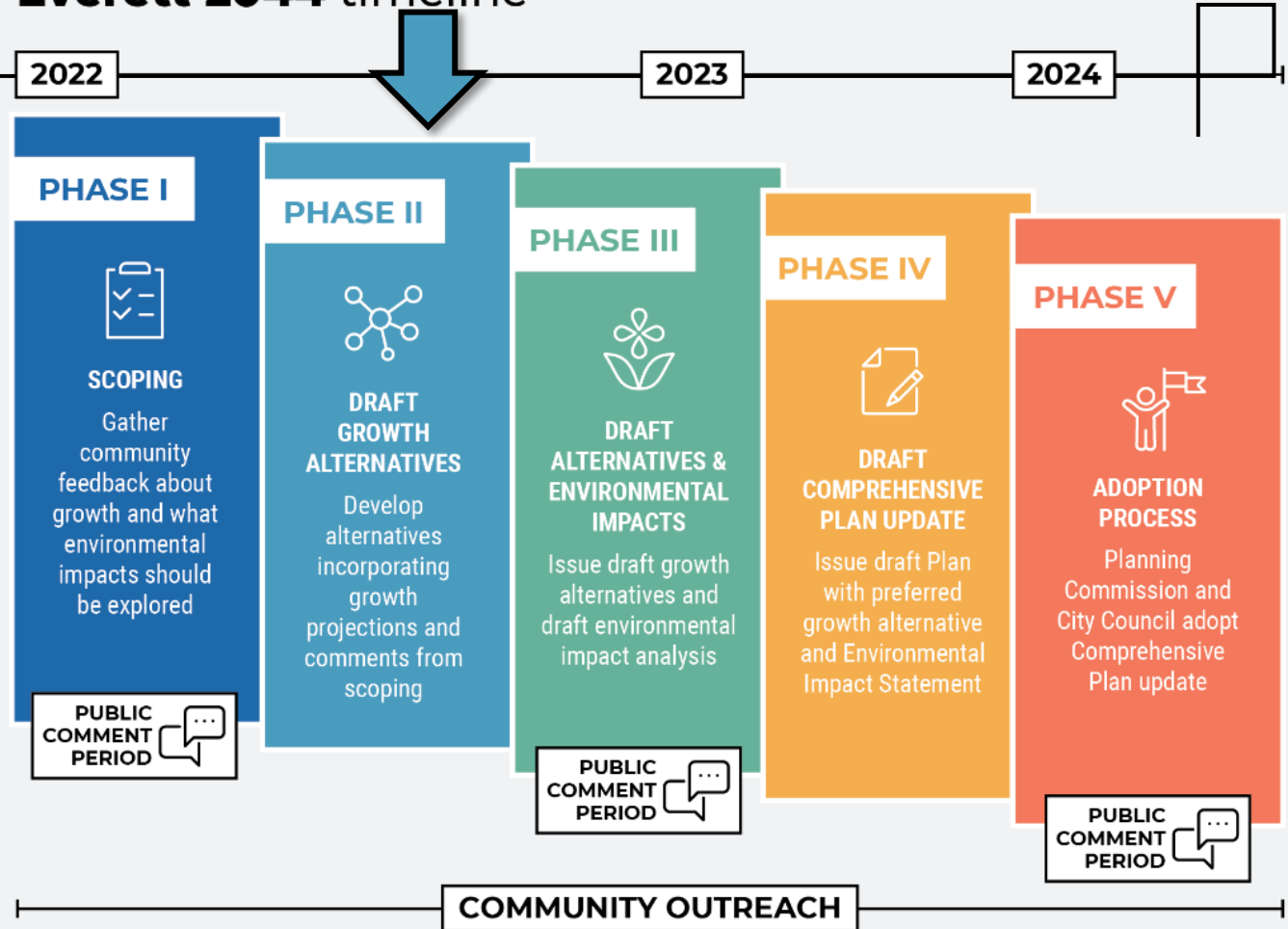
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Continuation of Draft Alternatives introduction

Everett 2044 timeline

Today's Meeting

- Geographies
- Housing Types
- Guiding Principles



Geographies

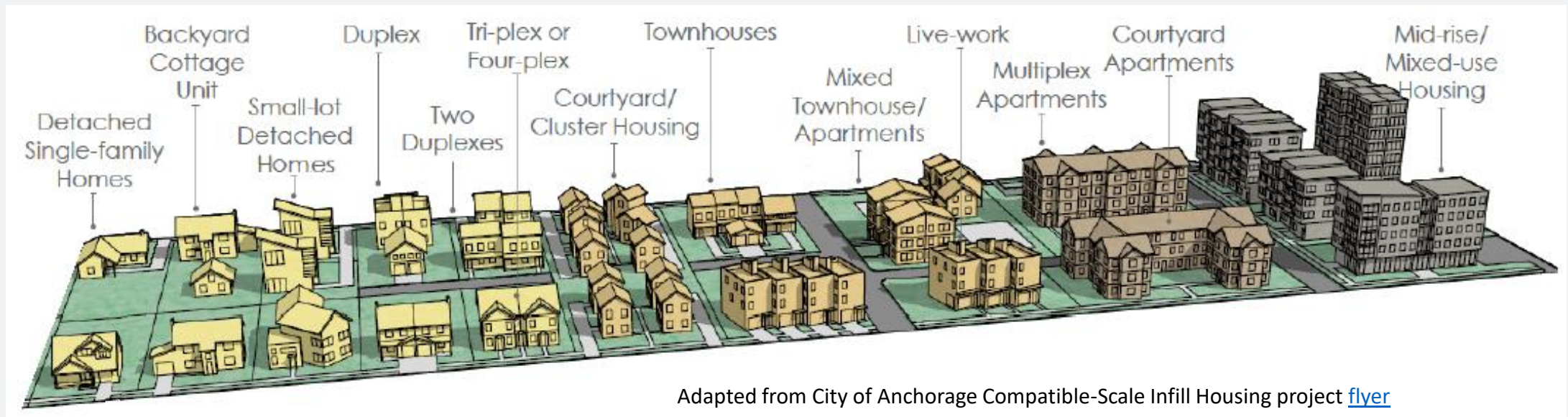
- Metro Everett and adjacent
- Station areas
- Arterial frontage
- Arterial frontage frame
- Residential neighborhoods
- Special areas
- Employment areas



Housing types

	Neighborhood residential low	Neighborhood residential mid	Low rise	Mid rise	High rise
Houses & ADUs	P	P	P		
Townhouses	P	P	P		
Plexes	P	P	P	P	
Courtyard apts.		P	P	P	
4-6 floor apts.				P	P
7+ floor apts.					P

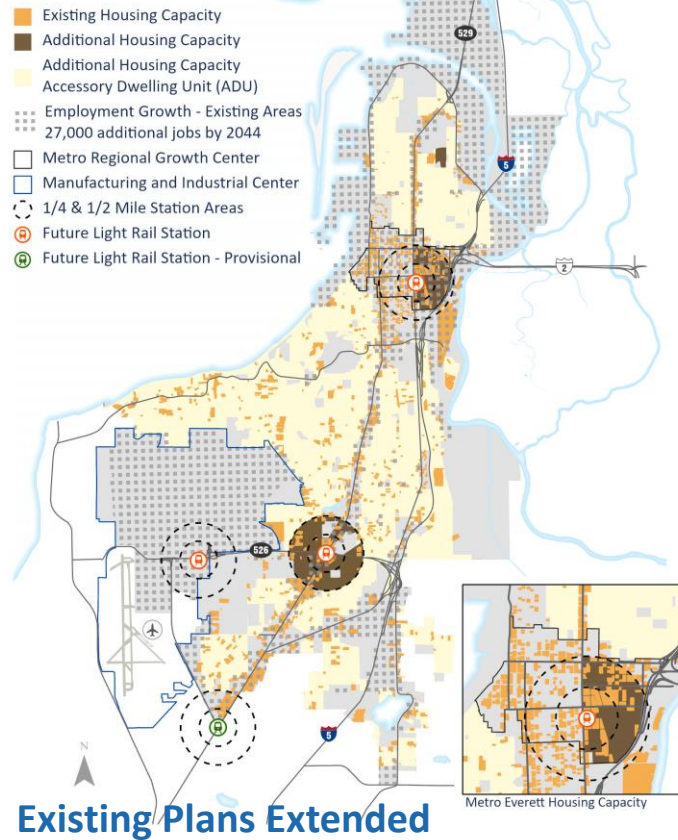
Housing types



Draft Growth Alternatives

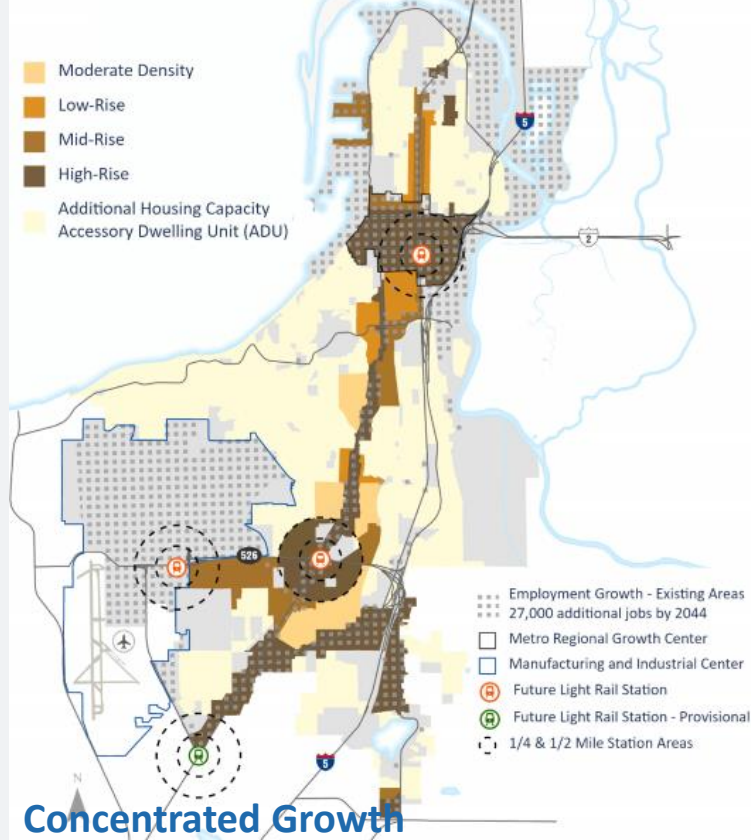
Alternative 1

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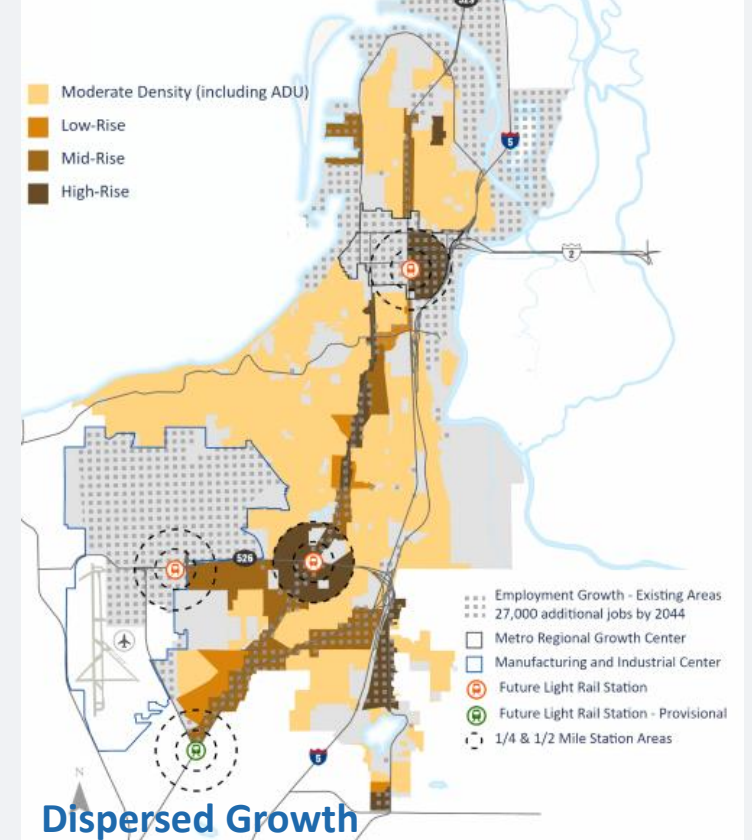
Alternative 2

DRAFT



Alternative 3

DRAFT



Everett 2044

Principles

- Policies



City of Everett
Comprehensive Plan



Policy LU-2.1.1 Assure a wide range of housing opportunities throughout the entire community, while preserving and creating distinct residential neighborhoods. Designate on the Land Use Map areas appropriate for various types of housing at specified density ranges, **but without major changes in most residential areas** to the existing land use designations.

Policy LU-2.2.1 Strongly discourage the spread of commercial zoning and uses into residential neighborhoods. Instead, strongly encourage the more intensive utilization of existing commercial areas for commercial purposes, mixed residential use, and public activities. (See Residential Policy 2.1.3)

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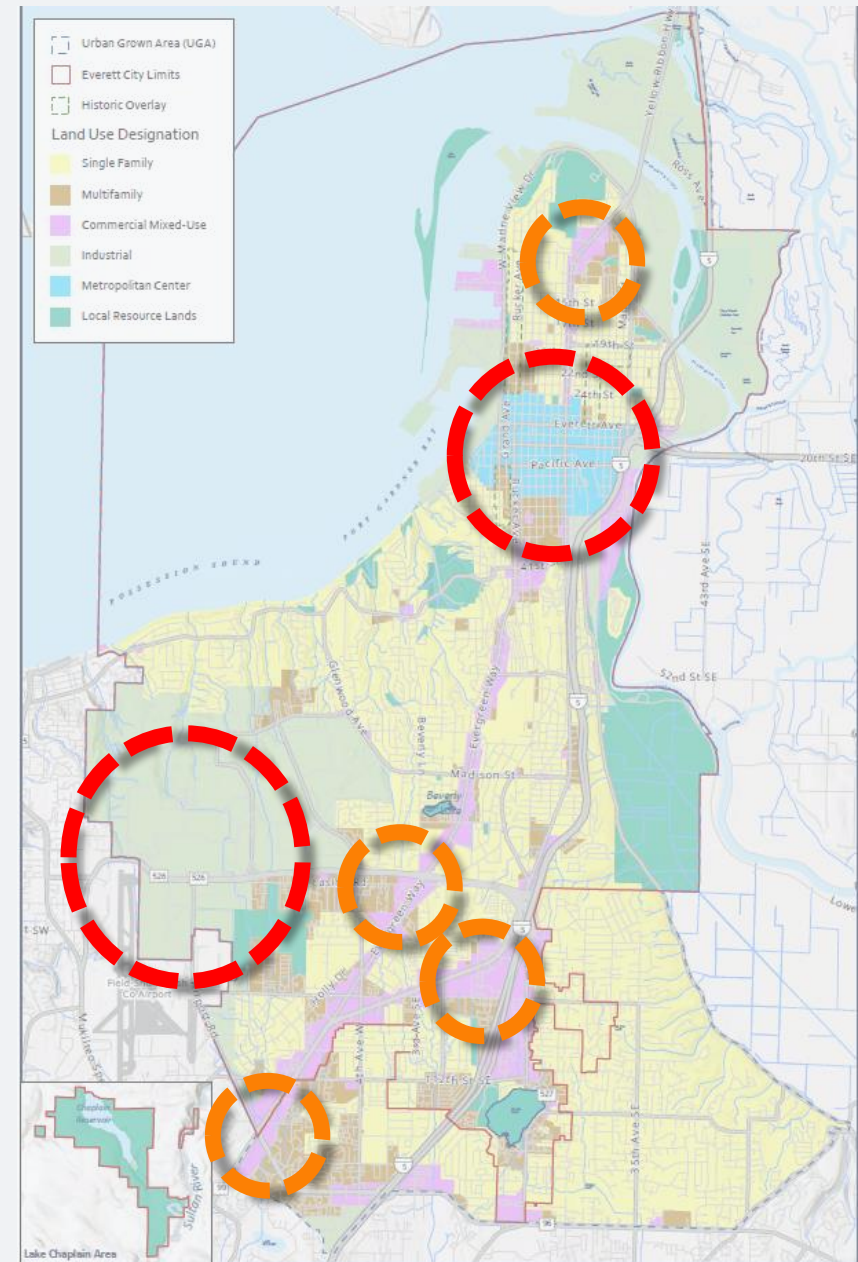
Principles

- Policies
- Designated centers

Identification	<ul style="list-style-type: none">• Identified as a Countywide Growth Center in the Snohomish County Countywide Planning Policies and in the local comprehensive plan.
Prioritization	<ul style="list-style-type: none">• A subarea plan for the center (recommended).• Clear evidence that the area is a priority for investment, such as planning efforts or infrastructure.
Existing Conditions	<p>At the time of identification, the center shall have:</p> <ul style="list-style-type: none">• An existing density of 10 Activity Units (jobs+population) per acre;• An existing planning and zoning designation for a mix of uses with at least 20% residential and at least 20% employment;• Existing plans and capacity for more growth; and• Policies in the local comprehensive or subarea plan that encourage mixed use development and increased densities.
Other Requirements	<p>The center is served by a Community Transit Core Transit Emphasis Corridor or High-Capacity Transit.</p> <p>The center shall encompass areas that fall within the following radii:</p> <ul style="list-style-type: none">• ¼ mile from a planned or existing Community Transit Core Transit Emphasis Corridor or local transit service that is equivalent in level of service;• ¼ mile from an existing or planned bus rapid transit stop; or• ½ mile of an existing or planned light rail station or commuter rail station. <p>The center has a compact, walkable, shape and size:</p> <ul style="list-style-type: none">• Size of ¼ mile square (160 acres), up to ½ mile square (500 acres), transit walkshed• Centers should be nodal with a generally round or square shape and should avoid linear or gerrymandered shapes that are not walkable or connected by transit.• The local comprehensive or subarea plan shall have goals and policies for the center that support the development of infrastructure and/or street patterns that encourage walking and bicycling.

Principles

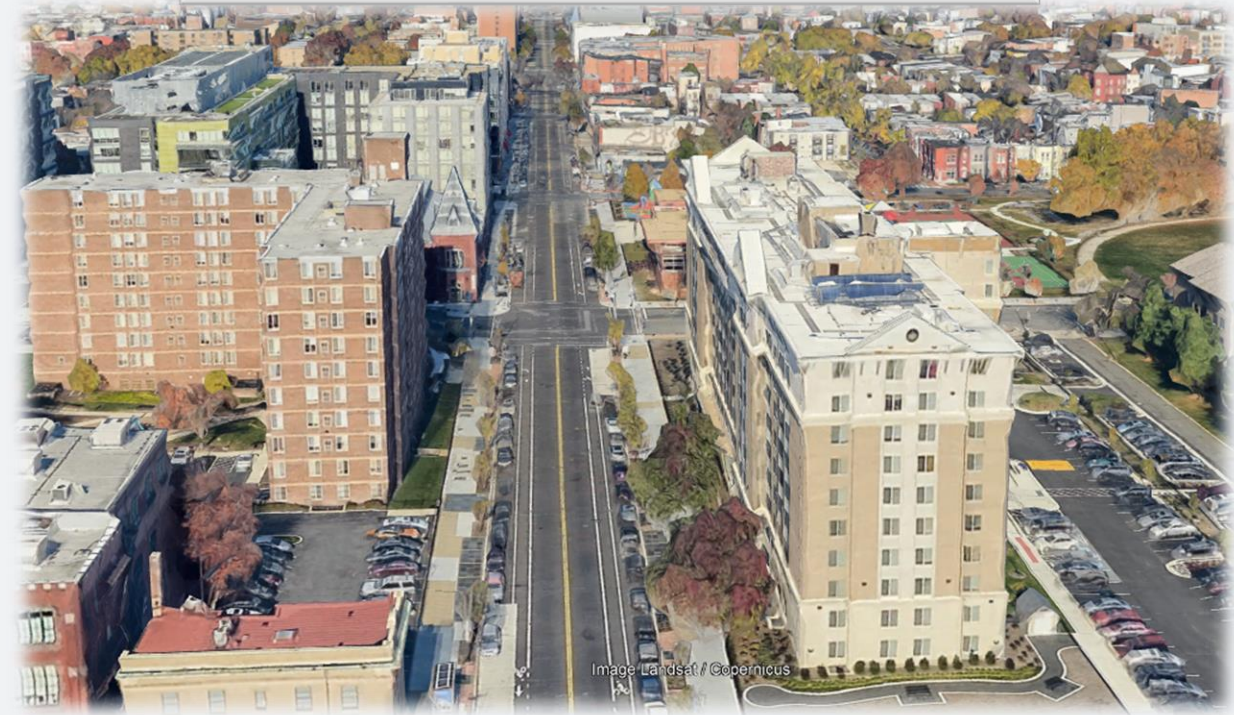
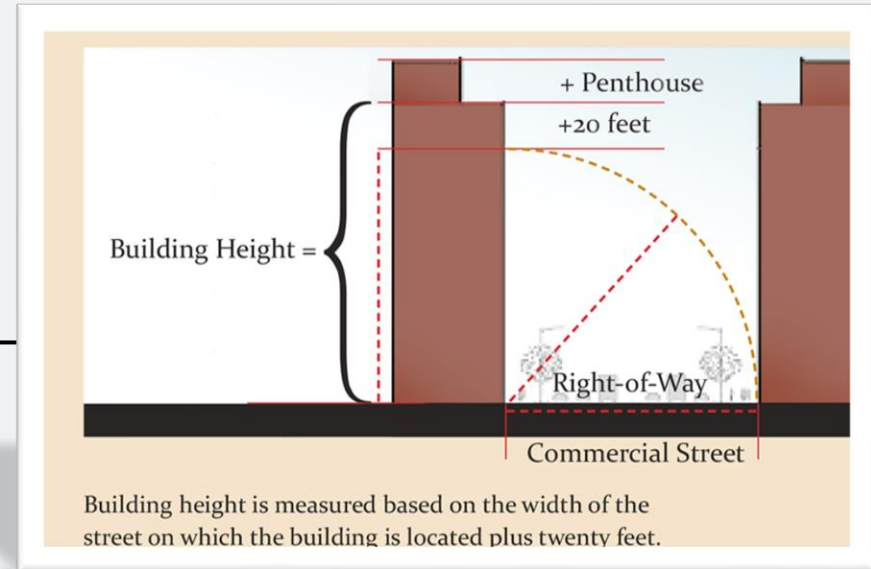
- Policies
- Designated centers



Everett 2044

Considerations

- Road type (ROW width, alleys)



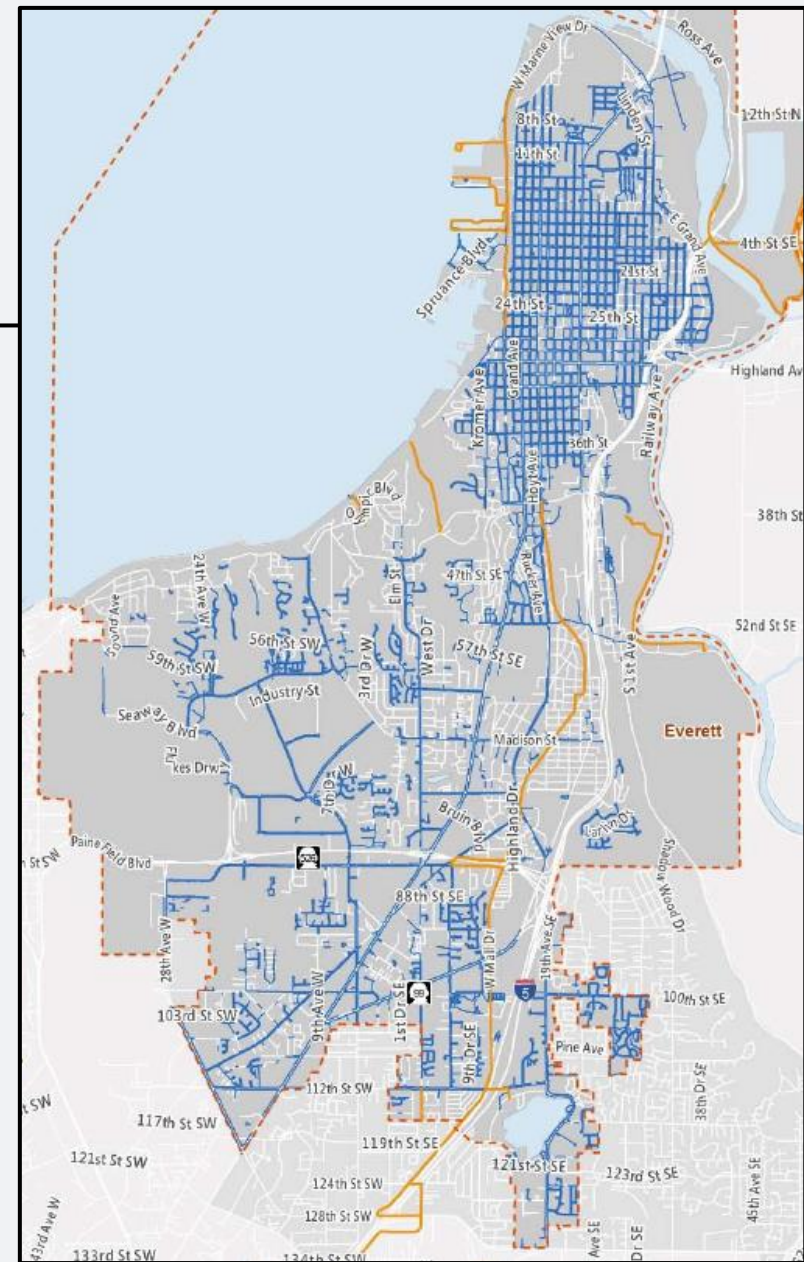
Considerations

- Road type (ROW width, alleys)
- **Parcelization**



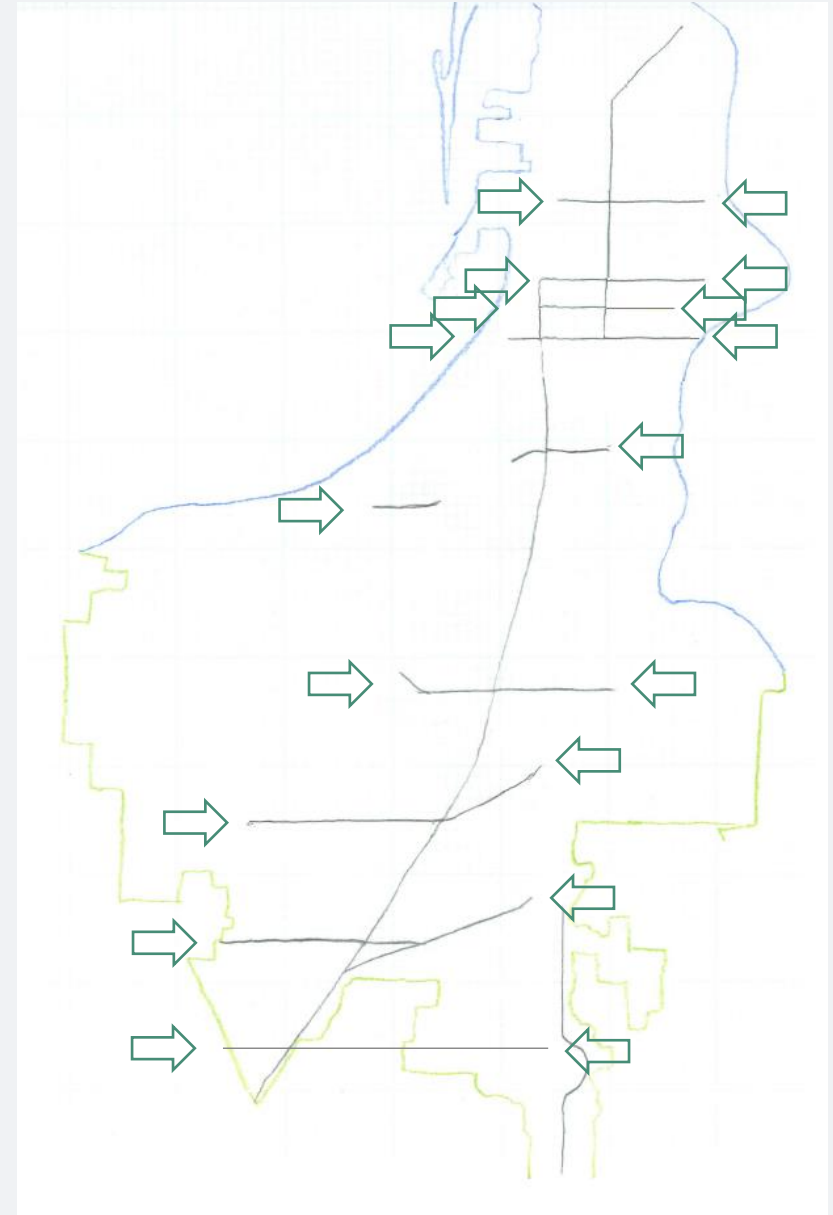
Considerations

- Road type (ROW width, alleys)
- Parcelization
- **Sidewalks and bike lanes**



Principles

- Policies
- Designated centers
- Proximity to transit –
Light Rail stations, frequent bus stops
- East/West
19th / Everett / Hewitt / Pacific / 41st / 52nd /
Madison / Casino / Everett Mall Way / 100th / 112th





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Thank you.
Questions?